



Development Services Storage Sheds Guidelines For RV/Park Model or Manufactured Home

Purpose and Intent: This guideline applies only to storage sheds located at recreational vehicles, park models, or manufactured homes located within an existing RV or MH park. It does not apply to livable additions, Arizona rooms or other structures. This guideline is provided to assist applicants in obtaining building permits, and represents minimum requirements for all plans. Each project is unique; so additional information may be required upon review of the submittal documents.

This guideline is designed to show detailed information as it relates only to requirements as stipulated in the current City of Mesa Zoning Ordinance, Mesa City Code, and any zoning entitlements applicable to the property.

Plans shall not be submitted for review until any necessary entitlement processes as required by the Zoning Ordinance are completed. Plans submitted prior to the completion of the entitlement process require written approval from the Planning Director and Building Official, and a copy of approval for concurrent review shall be provided with the permit application and submittal documents.

Plans submitted as part of these requirements shall provide adequate construction details or drawings to demonstrate compliance with any related building codes.

GENERAL REQUIREMENTS	
<input type="checkbox"/>	Provide park approval or homeowner's association approval. Approval is required prior to issuance of City permit.
<input type="checkbox"/>	If any plans are sealed by a registered professional then must be Arizona registrant, and seal shall be legible, current and include the registrant's expiration date. Include any/all supporting documents or reports.
<input type="checkbox"/>	Provide a valuation for the project including cost of materials and labor.
<input type="checkbox"/>	Construction of patio enclosures and storage sheds shall comply with any existing variances, Special Use Permits, Zoning cases or other modifications to Chapter 34 of the Zoning Ordinance on file for the park. These approvals are park specific and not transferrable from one park to another.
SITE PLAN	
<input type="checkbox"/>	Drawn to scale. Show all property lines and dimensions, easements, right of way dimensions from center of street or alley, and location of existing RV/park model/manufactured home. Proposed storage shed clearly noted and dimensioned.
<input type="checkbox"/>	Setbacks dimensioned from each property line to all existing and proposed structures.
<input type="checkbox"/>	Clearly label and dimension the required parking space on the site plan; minimum of 1 space measuring 9' x 18' is required. Also identify driveway location and materials. Paved parking is required in RV Parks and Subdivisions.

<input type="checkbox"/>	Maximum size of storage shed may not exceed 120 square feet in a RV park; 150 square feet in a manufactured home park. Maximum height shall not exceed 10 feet above finished floor. Storage shed may be attached to patio enclosure or under an awning. If detached, it must be located in rear ¼ of space with a minimum separation of 6 feet from park model or any structure attached to the park model.
FLOOR PLAN	
<input type="checkbox"/>	Provide a dimensioned floor plan of proposed storage shed. Show location of any proposed cabinets, laundry appliances, doors, windows.
<input type="checkbox"/>	Identify electrical and/or plumbing installation on floor plan of proposed storage shed, sub-panel location, underground plumbing and underground electrical.
<input type="checkbox"/>	If no utilities (including electric or plumbing) will be installed, provide a note on floor plan stating "No Utilities Included."
FRAMING DETAILS	
<input type="checkbox"/>	Storage sheds may be freestanding, or may be constructed under new or existing awning.
<input type="checkbox"/>	Provide wall detail or building section of proposed storage shed. Identify if storage shed is constructed under awning or with conventionally framed roof materials.
<input type="checkbox"/>	Enclosure is to be a self-supported structure. Bearing on park model or any structural connection to awning is prohibited. Attachment may be for weatherproofing only.
<input type="checkbox"/>	All roof materials shall be lightweight aluminum or other non-combustible material. Conventional roof framing may be used when a minimum of 6 feet of clearance is provided to any adjacent structures and are completely self-supported.
<input type="checkbox"/>	Provide roof framing plan if enclosure is constructed with conventional framed roof system. Identify all roof framing materials: rafters, ceiling joists, sheathing, ceiling board. Identify all spans and spacing of joists/rafters. Identify all ridge beams, beams at openings, or headers.
<input type="checkbox"/>	Provide typical wall section with framing details including method of attachment to concrete, i.e.: redheads @ 48" o/c; shot pins @ 32" o/c, etc.
<input type="checkbox"/>	Where enclosure is permitted to be constructed with less than 6' separation from lot line, enclosure wall less than 6' from lot line shall be a 1-hour fire rated wall. Provide typical wall section showing how the 1-hour wall is constructed.
<input type="checkbox"/>	If using footings, provide a footing detail.
ELECTRICAL/PLUMBING	
<input type="checkbox"/>	If provided, all outlets shall be GFCI. Exterior outlets shall be GFCI and weatherproof.
<input type="checkbox"/>	Show location of new or existing light fixtures within the enclosure and outside doors.
<input type="checkbox"/>	Show location of electrical sub-panel. New sub-panels are to have a minimum of 2 wires plus ground and isolated neutral. Sub-panels cannot be located in a bathroom or closet. Sub-panels must have a minimum of 36" clear space in front of panel.
<input type="checkbox"/>	All electrical outlet boxes in a 1-hour fire rated wall must be 1-hour boxes, steel, or listed plastic.
<input type="checkbox"/>	Show the location of electrical pedestal on the site plan.
<input type="checkbox"/>	Power for the enclosure or storage shed, and for the a/c-heat must come directly from the pedestal.
<input type="checkbox"/>	Dryers shall vent directly to the outside.

<input type="checkbox"/>	Show any natural gas, LP tanks and appliances, existing or proposed. Show how combustion air and venting is provided.
<input type="checkbox"/>	Washer drains to be minimum 1 ½" with 2" trap; 18"-30" stand pipe (P3201.7) Soil vent termination to be per P310.3, minimum 6" through roof and painted with water base paint.
<input type="checkbox"/>	All interior metallic piping in enclosure and shed shall be bonded.
<input type="checkbox"/>	Vacuum breaker required at hose bib.